

**BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY**

Meeting Date: Oct. 19, 2005
Bulk Item: Yes ☐ No ☒

Division: BOCC
Department: DISTRICT FIVE

Staff Contact Person: Donna Hanson

AGENDA ITEM WORDING: Approval to direct staff to go out with an RFQ for contractors to build 32 units of workforce rental units at Burton Drive, Tavernier; 13 units at Cudjoe Key, 10 units at Big Coppitt Key, and 14 units at the Mandalay property in Key Largo.

ITEM BACKGROUND: Monroe County has purchased three properties for workforce housing in Tavernier, Cudjoe, and Big Coppitt. We also will be receiving from the Monroe County Housing Authority a one-acre site in Key Largo close to the Mandalay Restaurant.

PREVIOUS RELEVANT BOCC ACTION:

CONTRACT/AGREEMENT CHANGES:

STAFF RECOMMENDATIONS:

TOTAL COST: _____ **BUDGETED:** Yes ☐ No ☐

COST TO COUNTY: _____ **SOURCE OF FUNDS:** _____

REVENUE PRODUCING: Yes ☐ No ☐ **AMOUNT PER MONTH** _____ **Year** _____

APPROVED BY: County Atty _____ OMB/Purchasing _____ Risk Management _____

DIVISION DIRECTOR APPROVAL: Murray E. Nelson
COMMISSIONER MURRAY E. NELSON

DOCUMENTATION: Included ☒ Not Required ☐

DISPOSITION: _____ **AGENDA ITEM #** _____

Hanson-Donna

From: Willi-Tom
Sent: Tuesday, October 04, 2005 10:45 AM
To: Nelson-Murray
Cc: Hanson-Donna
Subject: FW: Dwelling Unit

Please see unit counts from Tim McGarry for our workforce housing projects.

Thomas J. Willi

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The Historic Gato Cigar Factory
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Please note: Florida has a very broad public records law. Most written communications to or from the County regarding County business are public records available to the public and media upon request. Your e-mail communication may be subject to public disclosure.

From: McGarry-Tim
Sent: Monday, October 03, 2005 4:32 PM
To: Willi-Tom
Cc: Rosch-Mark
Subject: Dwelling Unit

Tom,

Here are the maximum dwelling unit counts for the proposed three affordable housing projects under existing regulations; under a LDR change in max density from 15 to 18; and, under a LDR change that counts small sized units as one-half a dwelling unit for density calculation purposes:

- 1) Burton Drive; RE 488730; 2.72 acres:
 - a) Current regs: 32 units
 - b) 15 to 18 max net: 39 units
 - c) Small unit bonus:* 58 units
- 2) Cudjoe Key; RE 718350-80; 1.15 acres:
 - a) Current regs: 13 units
 - b) 15 to 18 max net: 16 units
 - c) Small unit bonus:* 24 units
- 3) Big Coppitt Key; RE 156320; .85 acres:
 - a) Current regs: 10 units
 - b) 15 to 18 max net: 12 units
 - c) Small unit bonus:* 18 units

[This property is impacted by AICUZ, soundproofing of the dwellings will be required.]

*As proposed by staff, the size of the units would be limited to no more than 700 square feet; the units must be affordable in a MU or SC districts; each small unit would count as

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one-half a unit for density purposes; and the number of small units eligible for the bonus density would be limited to using 50 percent of the max net density. Therefore, if the max net density resulted in 10 units, the maximum number of small sized units that could be constructed would be 10 along with 5 regular sized units for a total of 15 units.

If you need anything further, please let me know.